



115 Ermin Park, Brockworth GL3 4DJ

£195,000



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• CASH BUYERS ONLY as the property is non standard construction • Chain free • Two double bedrooms and a generous sized single bedroom • Large rear garden • Off road parking • Located close to local amenities, schools and transport links • Well presented throughout • Gas central heating and double glazing • Tewkesbury Borough Council Tax band B - £1,750.10(2025/2026) • EPC rating TBC



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Entrance Porch

Double-glazed windows to front and side elevations, door to front of property, door to;

Entrance Hall

Stairs to the first floor, door to Kitchen/Diner, door to;

Living Room

Double-glazed window to front elevation, radiators, fireplace, sliding door to;

Sun Room

Double-glazed window to rear elevation, radiator, door to;

Utility Room

Double-glazed window to rear elevation, base units with worktops over, space for washing machine, door to rear garden, door to;

Kitchen/Diner

Double-glazed window to utility room, door to utility room, radiator, built-in storage cupboard, matching wall and base units with worktops over, stainless steel one-bowl sink with drainer unit, cooker with four-ring gas hob, and space for under-counter fridge.

On the first floor

Landing

Built-in cupboard, doors to all upstairs accommodations, access to loft via hatch with an integrated ladder and light.

Bedroom One

Double-glazed window to front elevation, radiator, built-in wardrobe.

Bedroom Two

Double-glazed window to rear elevation, radiator.

Bedroom Three

Double-glazed window to front elevation, radiator.

Bathroom

Double-glazed obscure window to rear elevation, WC, handwash basin, shower cubicle.

Outside

To the front of the property is a gravelled area, bin storage, and a paved driveway for two vehicles. To the rear of the property is a large lawn area, a patio with a path to the top of the garden, gate to a public footpath and a shed.

Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

Material Information

Construction type - Non-standard Hawksley construction and so only available to purchase by a cash buyer.

Tenure: Freehold.

Council Tax Band: Tax Band B

Local Authority and Rates: Tewkesbury Borough Council; £1,750.10 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

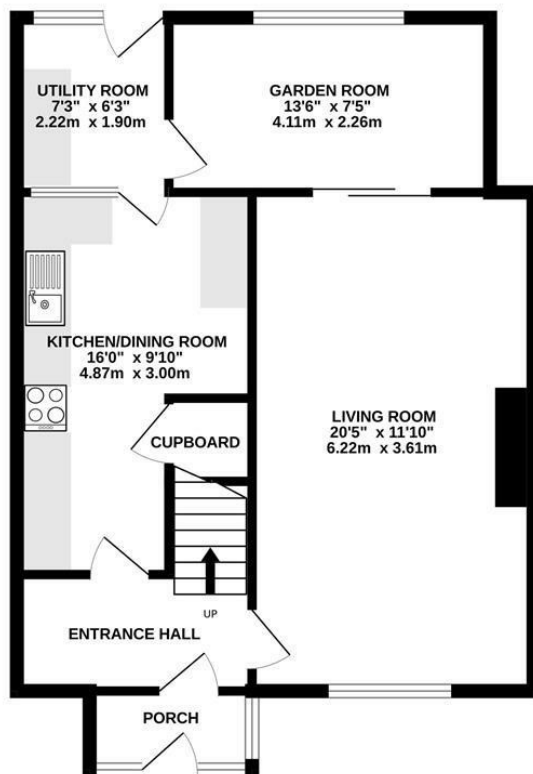
Heating: Gas central heating

Broadband speed: Standard 27 Mbps, Ultrafast 1000 Mbps.

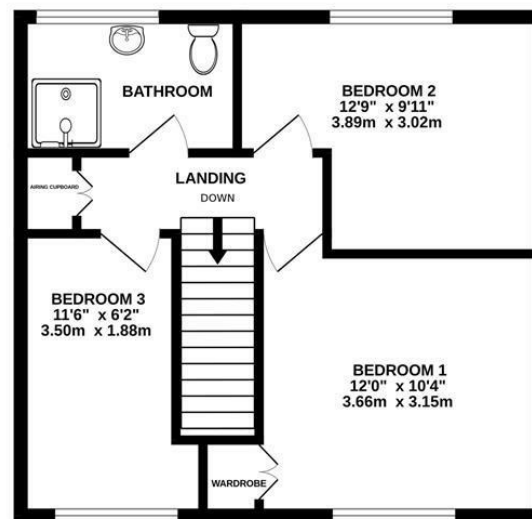
Mobile phone coverage: EE (Likely), Three (Limited), 02 (Limited) and Vodafone (Limited)



GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	